

Downtown Zoning Realignment

Small Area Meetings: Light Industrial-Downtown LI-D

April 5, 2022



Agenda

1. Downtown Strategic Plan & Zoning Diagnostic Report – Recommendations & Timeline
2. Special Considerations:
 - Streetscapes Initiative
 - Non-Conforming Uses
 - Development Standards
3. Light Industrial-Downtown Boundary Realignment – What's Logical?
4. Downtown Zoning Use Table – What Uses Will be Allowed?
5. Feedback: Question & Answer Session



Downtown Zoning Diagnostic: Freese & Nichols

- Report outlines 14 recommendations, addressed through:
 - Zoning
 - Development Process
 - Economic Development
- Implementation Schedule: high, medium, low impact
 - ✓ Zoning realignment – *high impact*
 - ✓ Update CBD – *high impact*
 - ✓ Revise RDD regulations – *low impact*
 - ✓ Adopt Property Maintenance Code – *high impact*
 - Resolve parking issues in downtown area – *low impact*
 - Amend outdoor dining ordinance to reflect streetscape recommendations – *low impact*

Zoning Diagnostic QR Code



Downtown Strategic Plan: Progress to Date

- Code Enforcement: zones realigned for improved service downtown
- TIF #4 board activated – increment allocated 2020
- Downtown Improvement Grant (4B):
 - Increased funding level FY18-19 by \$50,000 to assist with sidewalk, curb/gutter, tree well repairs
 - Public Works assessed sidewalks for deficiencies; owners/tenant notified & utilizing program for improvements
- Downtown Property Maintenance Code (PMC) & Vacant Structure Registry (VSR):
 - Feb. 2021: council approves both PMC and VSR
 - Oct. 2021: ordinances became effective; *applies to non-residential properties*
- Parking Issues:
 - Lindemann Parking Garage Project and Arts Collaborative
- RAISE Grant:
 - Rebuilding American Infrastructure with Sustainability & Equity – DOT funds;
 - \$25M application to assist with downtown infrastructure improvements

Next Steps: Project Timeline...

- Dec. 9, 2021: Public Forum for owners/tenants - MPEC
- March 28: Area meeting #1 – River Development District (RDD)
- March 31: Area meeting #2 – Central Business District (CBD)
- ***April 5: Area meeting #3 - Light Industrial-Downtown District (LI-D)***
- April 6: Area meeting #4 – General Commercial-Downtown District (GC-D)
- May 2022: Draft report for discussion to DZSC and P&Z Commission
- June/July 2022: P&Z Commission - Public hearing & Rezone recommendation
- August 2022: City Council - Public hearing & Rezoning Ordinance for consideration

Existing Zoning Greater Downtown

Overview:

4 zoning districts:

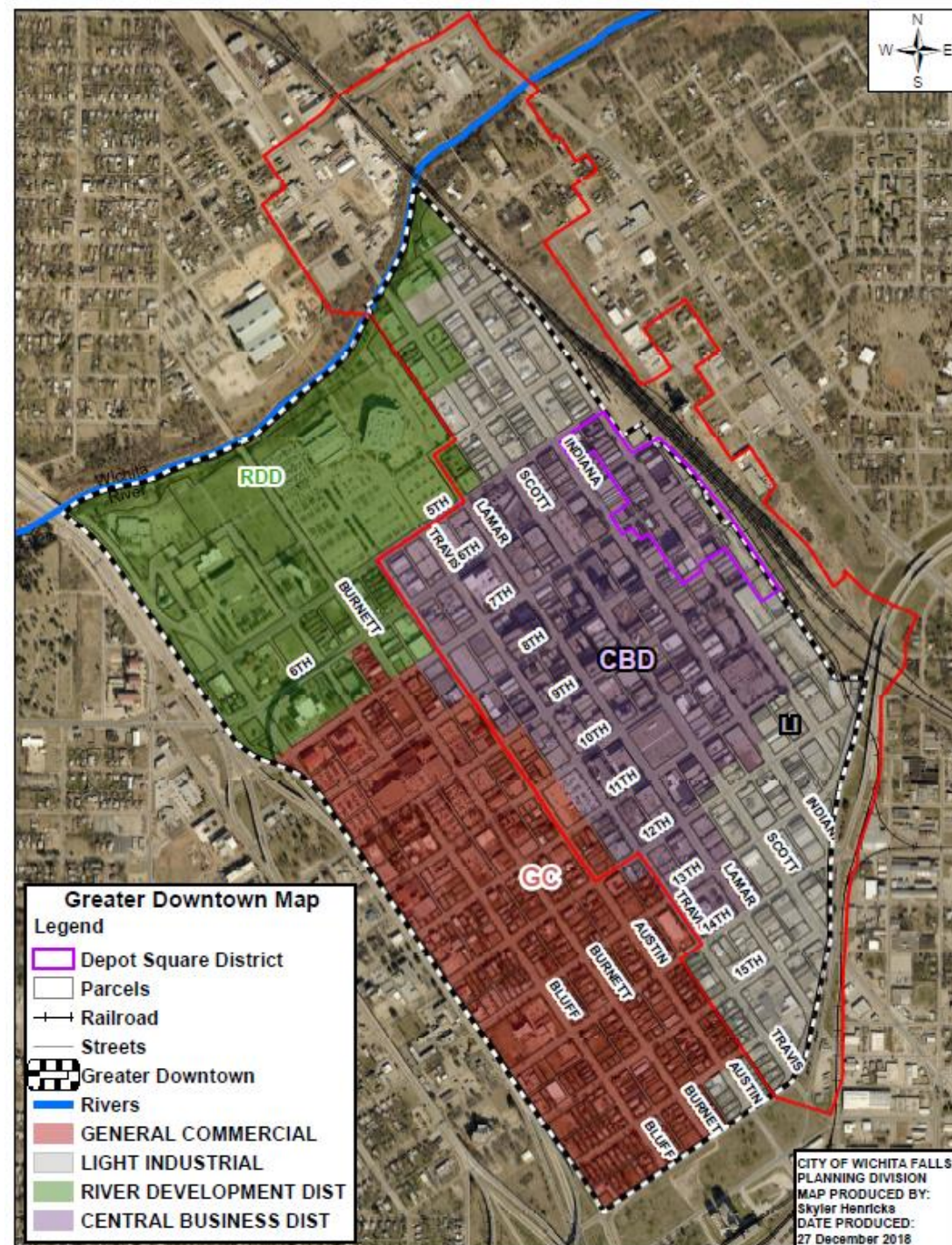
- RDD – River Dev't District
- CBD – Central Business District
- GC – General Commercial
- LI – Light Industrial

824 parcels:

- 67 - RDD parcels
- 259 - CBD parcels
- 341 - GC parcels
- 157 - LI parcels

1 - Historic District (purple)

1 - TIF #4 Zone (red)



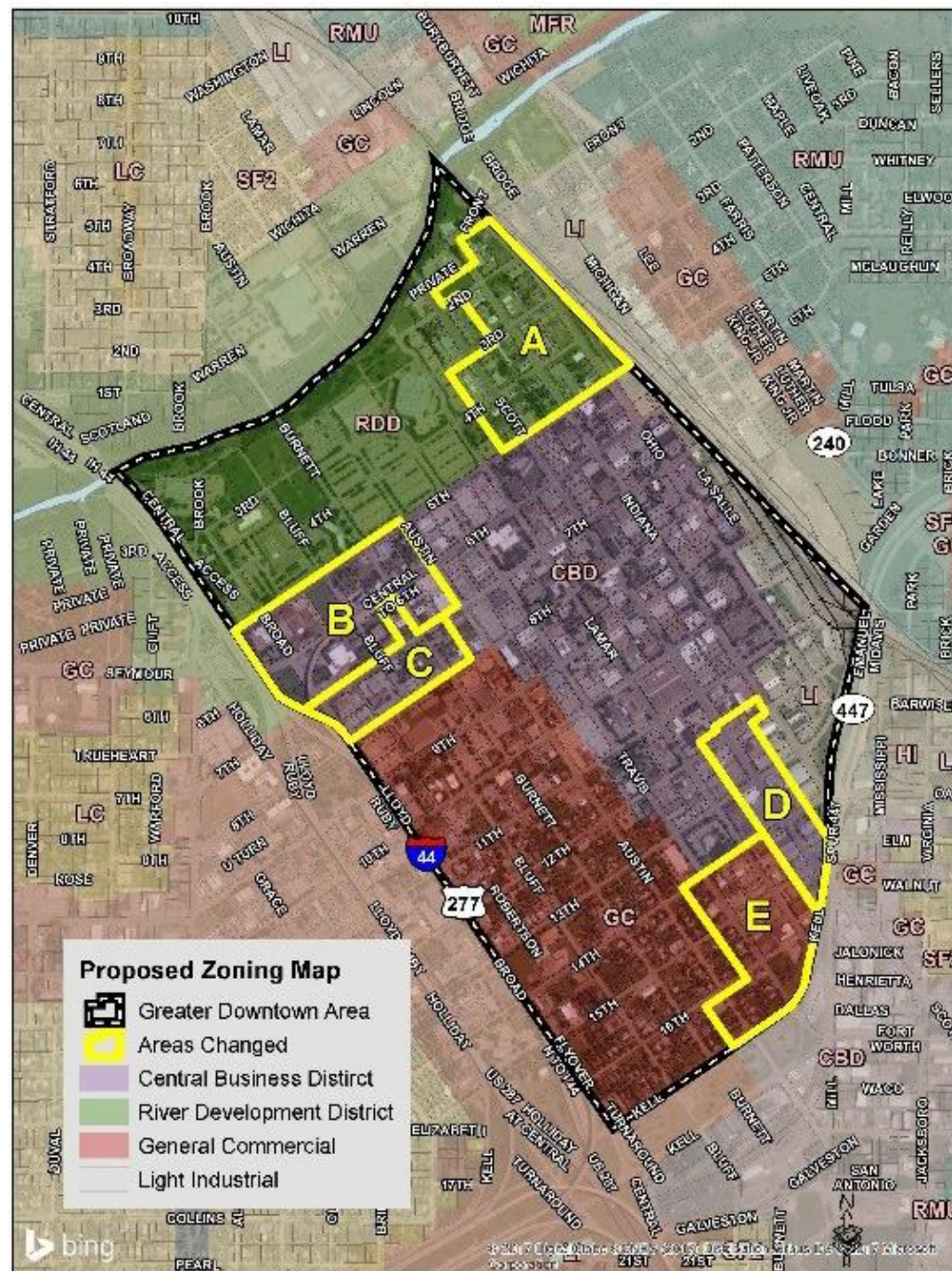
Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

Consider 5 rezone areas:

- A** – northern section;
LI change to RDD
- B** – west section;
RDD change to CBD
- C** – west section;
GC/RDD change to CBD
- D** – south/central section;
LI change to CBD
- E** – south section;
LI change to GC

183 parcels identified for zone change
(22% parcels downtown)



Special Considerations: Streetscapes Initiative

- Streetscapes Recommendations
 - Coordinated streetscape improvements from 7th-10th Street; LaSalle alley – Scott Ave.
 - Improved overall experience with ‘Complete Streets’ approach which addresses overall design for all types of access (bi-ped, vehicular, etc.) for better use & safety
 - *Initial priority:* Improvements (façade-to-façade) 8th St; Indiana to Scott Ave.
- Gateways and Critical Corridors
 - 6th, 8th and Scott
 - Additional focus on uses and facades for corridors in/out of downtown
 - Enhance visual appearance
 - Realignment: corridors zoned CBD



Downtown Strategic Plan

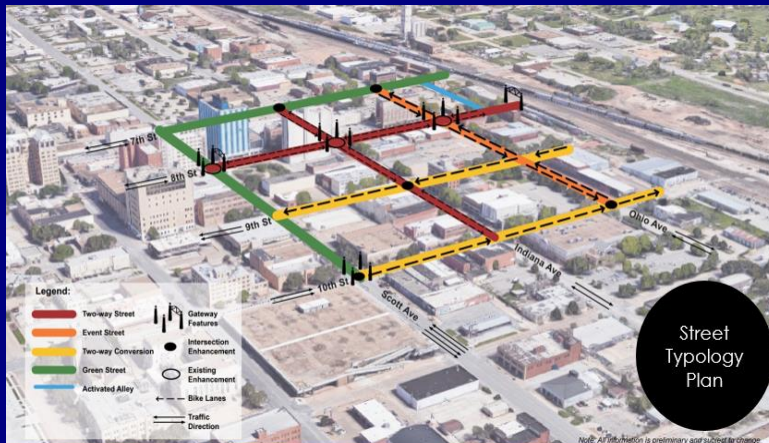
Recommendations from Freese & Nichols Report

Overview:

Renderings for Potential Complete Streets Design in Downtown Core

*8th Street Corridor
Indiana Corridor*

(Streetscapes Committee)



Non-Conforming Uses

- What is a Non-Conforming Use?

A legal use which is not a permitted use in that zoning district and existed prior to the enactment of zoning within the city but because of changes in zoning ordinance regulations, no longer complies with ordinance requirements

Examples include:

- Land use changes;
- Setback changes;
- Building height/lot coverage;
- Parking

- What if a Non-Conforming Use Closes?

- Use discontinues operations or remains vacant or unused for two years in Wichita Falls; non-conforming status terminates
- Option to appeal to Planning & Zoning Commission for conditional use permit for continuance



Non-Conforming Uses

What's typical for compliance?

Researched 11 comparison cities

Results ranged from 3mo – 2years

Logical consideration proposed for
Wichita Falls downtown:

1-year expiration for non-
conforming uses

Comparison City	Expiration Date
Abilene	6 months
Beaumont	1 year
College Station	3 months
Denton	1 year
Edinburg	either 12 or 6 month consecutive*
Lewisville	3 months
McAllen	6 months consecutive
Odessa	6 months or 18 months in 3yr period
San Angelo	1 year
Tyler	6 months
Waco	2 years
Wichita Falls	2 years



Greater Downtown Zoning:

Existing Land Use & Zoning Analysis

Overview:
824 parcels

4 zoning districts:

RDD – River Dev't District

green outline

CBD – Central Business District

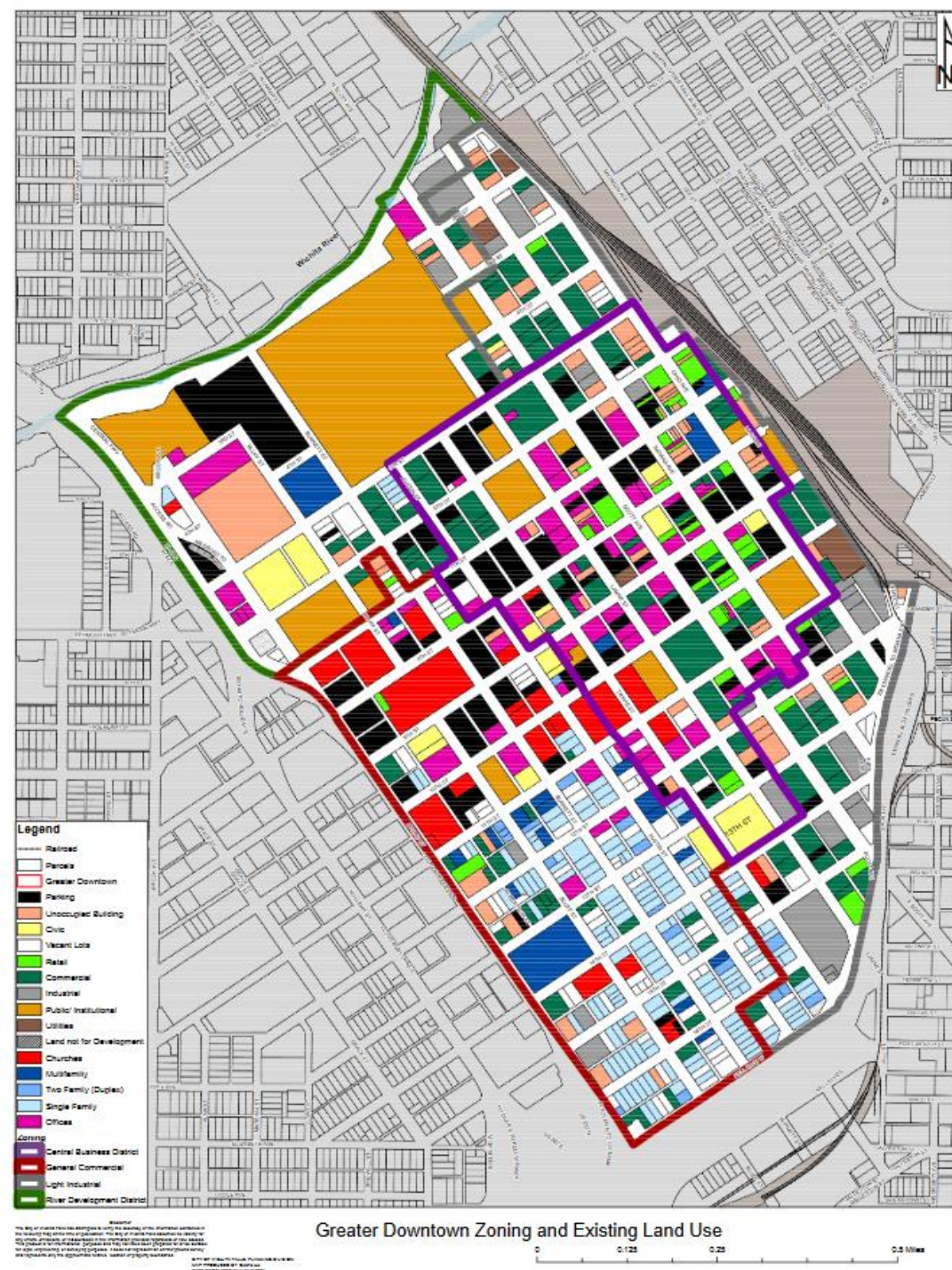
purple outline

GC – General Commercial

red outline

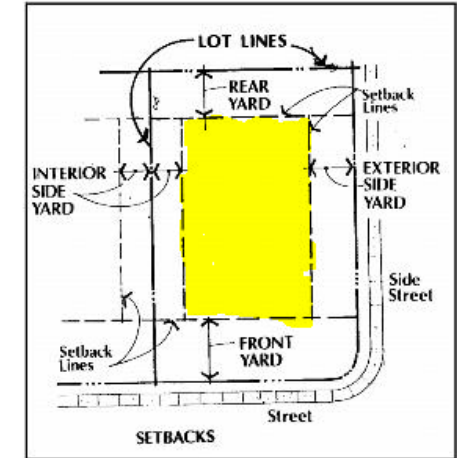
LI – Light Industrial

grey outline



Development Standards

- What are these?
 - Component of the zoning ordinance
 - Elements related to:
 - Setbacks – front, interior side, exterior side, rear
 - Height
 - Building coverage – amount of lot area covered by buildings
- Special Conditions in LI-D:
 - No conditions noted beyond compliance with standard:
 - screening/buffering
 - parking
 - signage
 - landscaping



Proposed Zoning Boundaries Greater Downtown

Recommendations from
Freese & Nichols Diagnostic Report

Overview:
824 parcels

4 – Zoning Districts:

RDD – River Dev't District

CBD – Central Business District

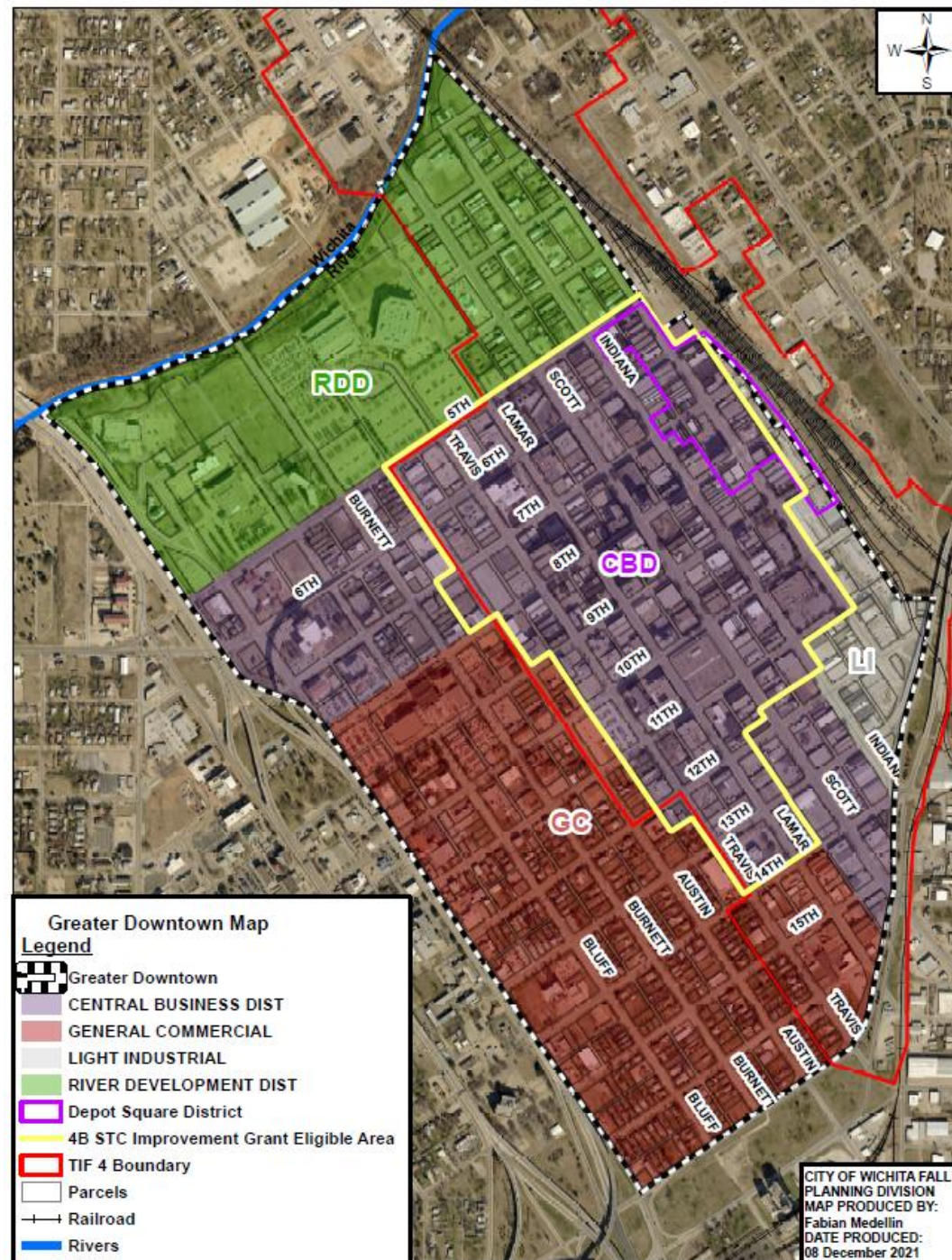
GC-D – General Commercial-Downtown

LI-D – Light Industrial-Downtown

1 - 4B STC Improvement Zone (yellow)

1 – Depot Square Historic District (purple)

1 - TIF #4 Zone (red)



Light Industrial-Downtown District – Plan Overview

- Zoning Diagnostic Report: Purpose for LI-D
 - Accommodate for limited industrial uses in the periphery of greater downtown
 - Special district created to recognize light industrial on a limited-scale
- Plan Considerations for LI-D
 - Review appropriateness of light industrial on the east side of downtown
 - Gateway corridors (north/south) change zone
 - Vision of downtown: Zones + Uses need to match
 - Recommend altered development standards (setbacks)
 - Uses limited and relate to:
 - commercial and wholesale
 - warehousing/distribution
 - light fabrication/assembly



Light Industrial-Downtown – What's Logical?



Light Industrial-Downtown – What's the Vision?



Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

Area Changes:

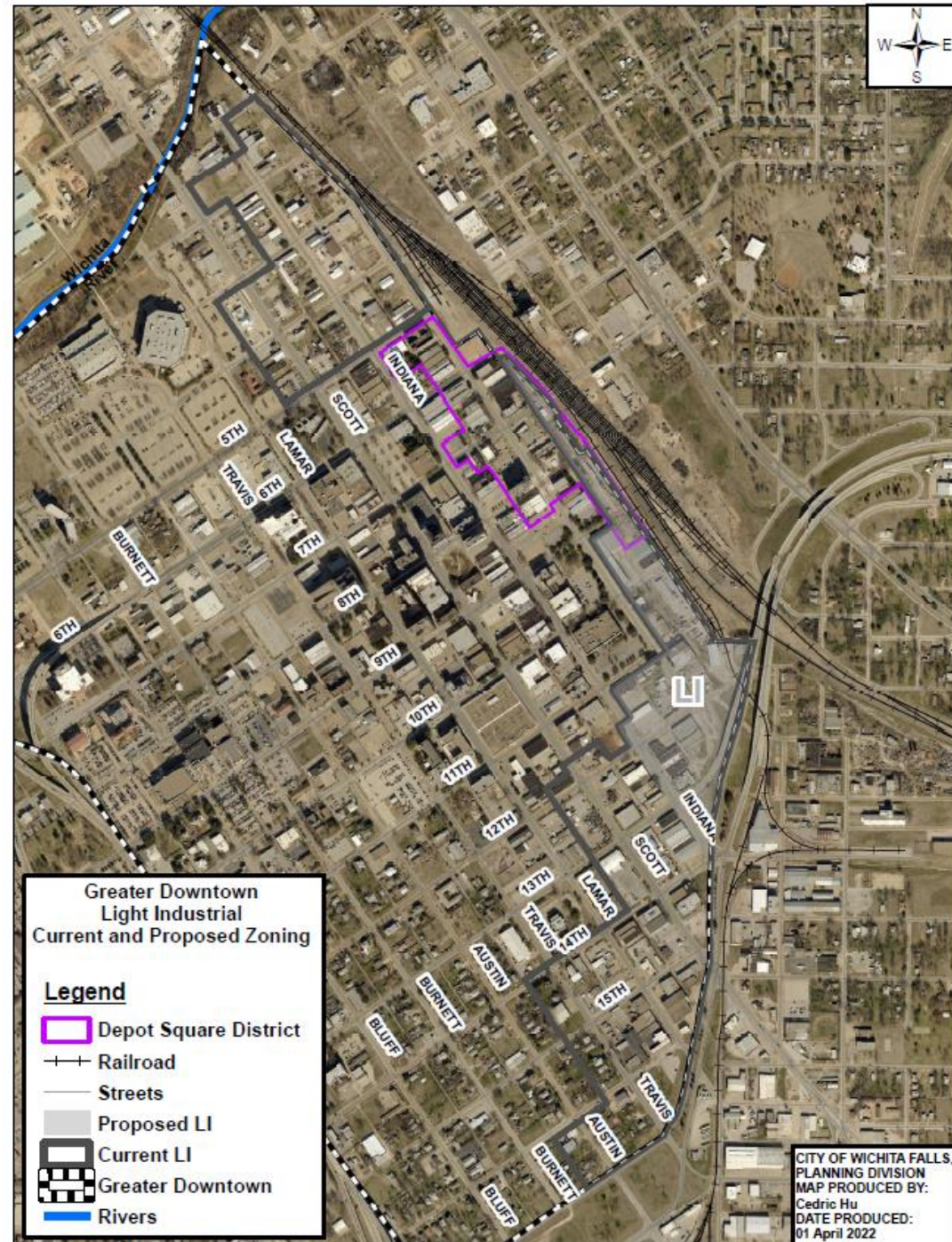
A – Light Industrial (LI) to River Dev't
District (RDD)
52 parcels

D – Light Industrial to (LI) to CBD
27 parcels

E – Light Industrial (LI) to General
Commercial (GC)
43 parcels

LaSalle Alley – RR; 6th – 9th St
Light Industrial to (LI) to
Central Business District (CBD)
6 parcels recommended

Total parcels removed: 128



Downtown Strategic Plan

Northeast Section Downtown Area A – LI to RDD Overview:

5th Street – Front

Ohio – Scott Ave

52 parcels removed

Predominant Uses:

Vacant Commercial Land

Used Auto Dealerships

Warehouses

General Construction/Contractor Yard

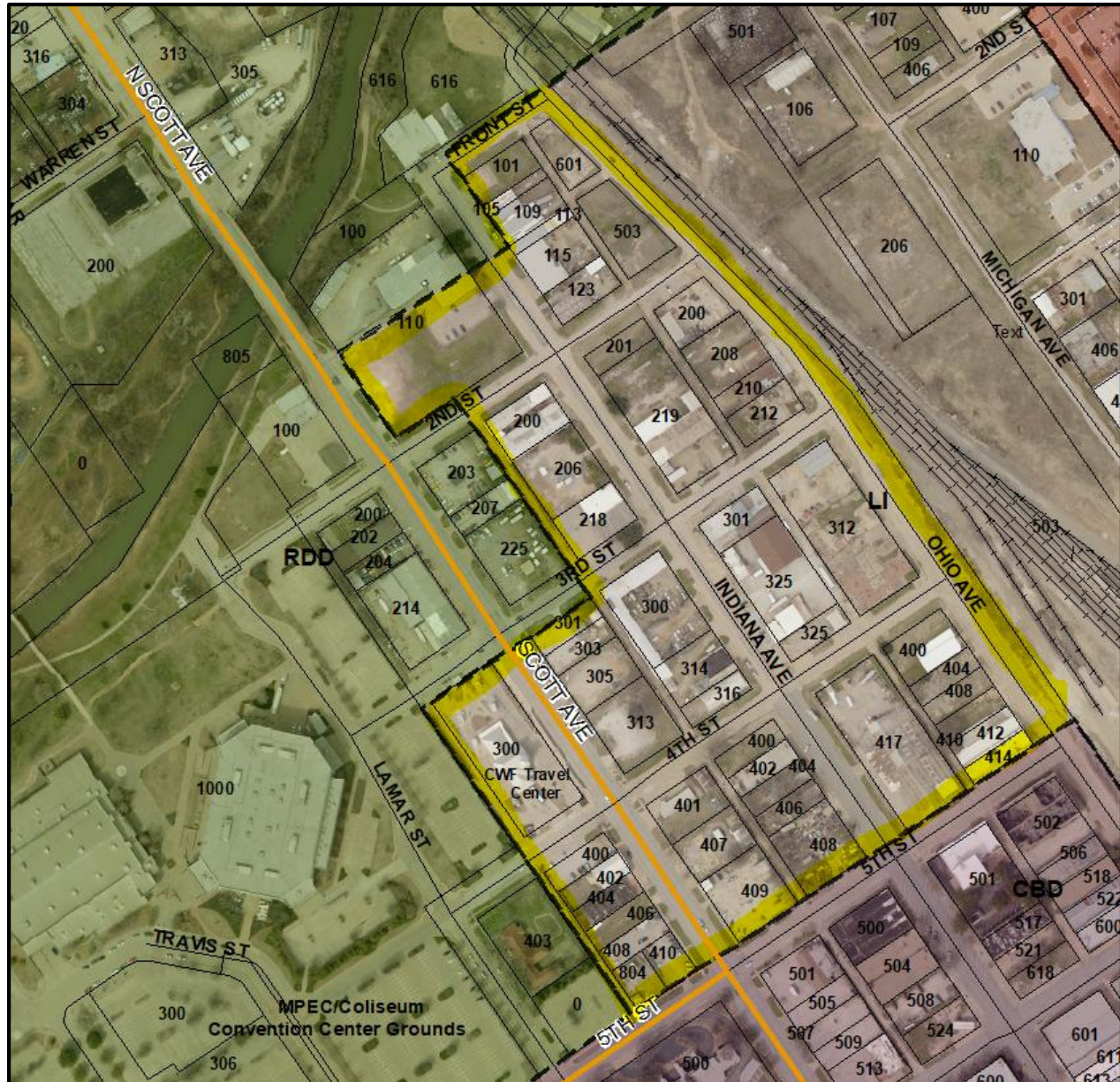
Auto Sales & Repair

Industrial Supply & Service

Distribution

Parking Lots

Government – Bus Terminal



Downtown Strategic Plan

South/Central Section Downtown

Area D: LI to CBD Overview:

Scott – Indiana Ave

12th St – Kell/Spur 447

27 parcels removed

Predominant Uses:

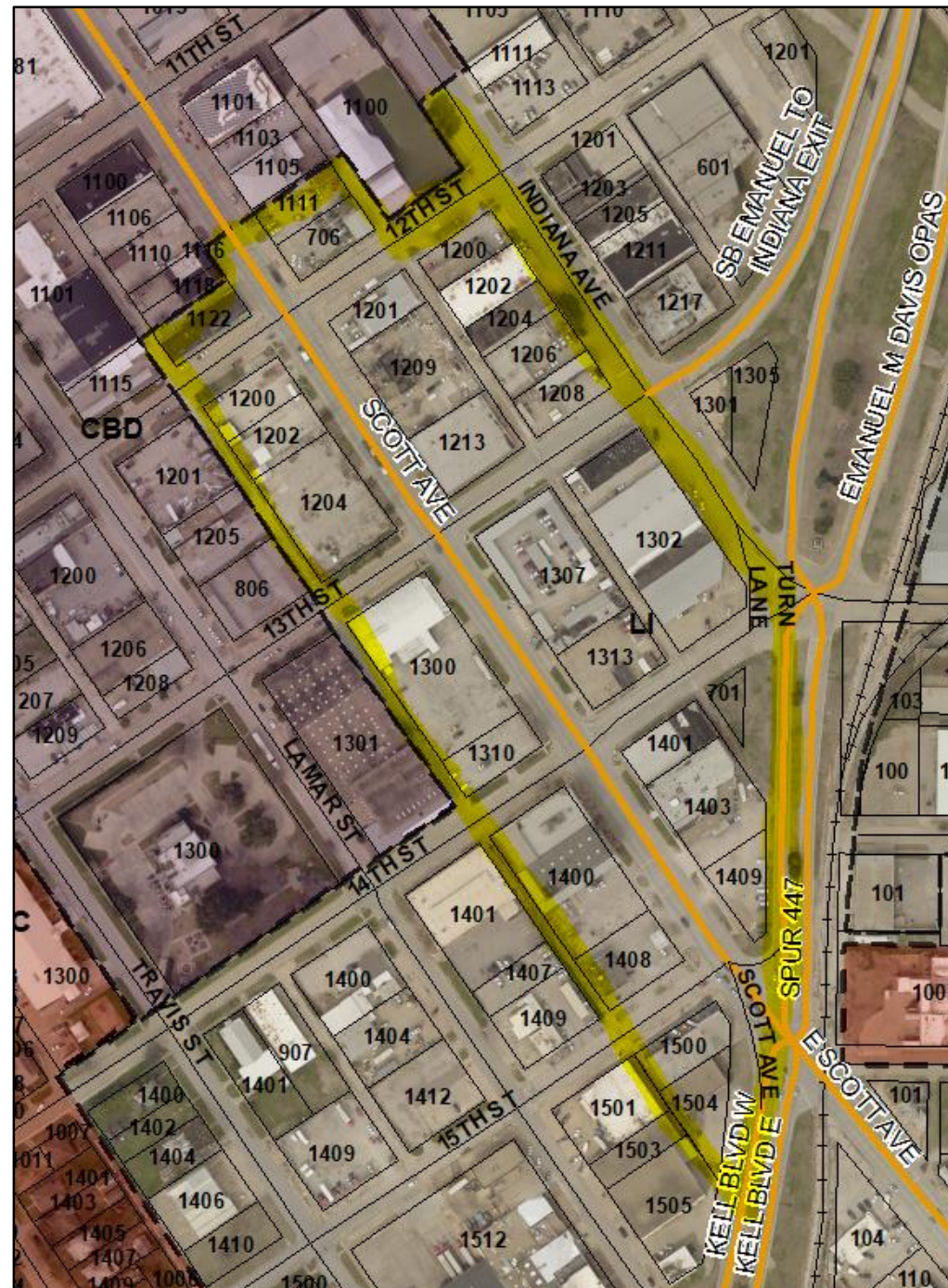
Used Auto Dealerships

Warehouses

Industrial Supply/Distribution/Service

Specialty Shops

General Construction/Contractors



Downtown Strategic Plan

Western Section Downtown Area E: LI to GC-D Overview:

Lamar – Austin

14th St – Kell/Spur 447

43 parcels removed

Predominant Uses:

Single-Family/Duplex Residential

Vacant Land

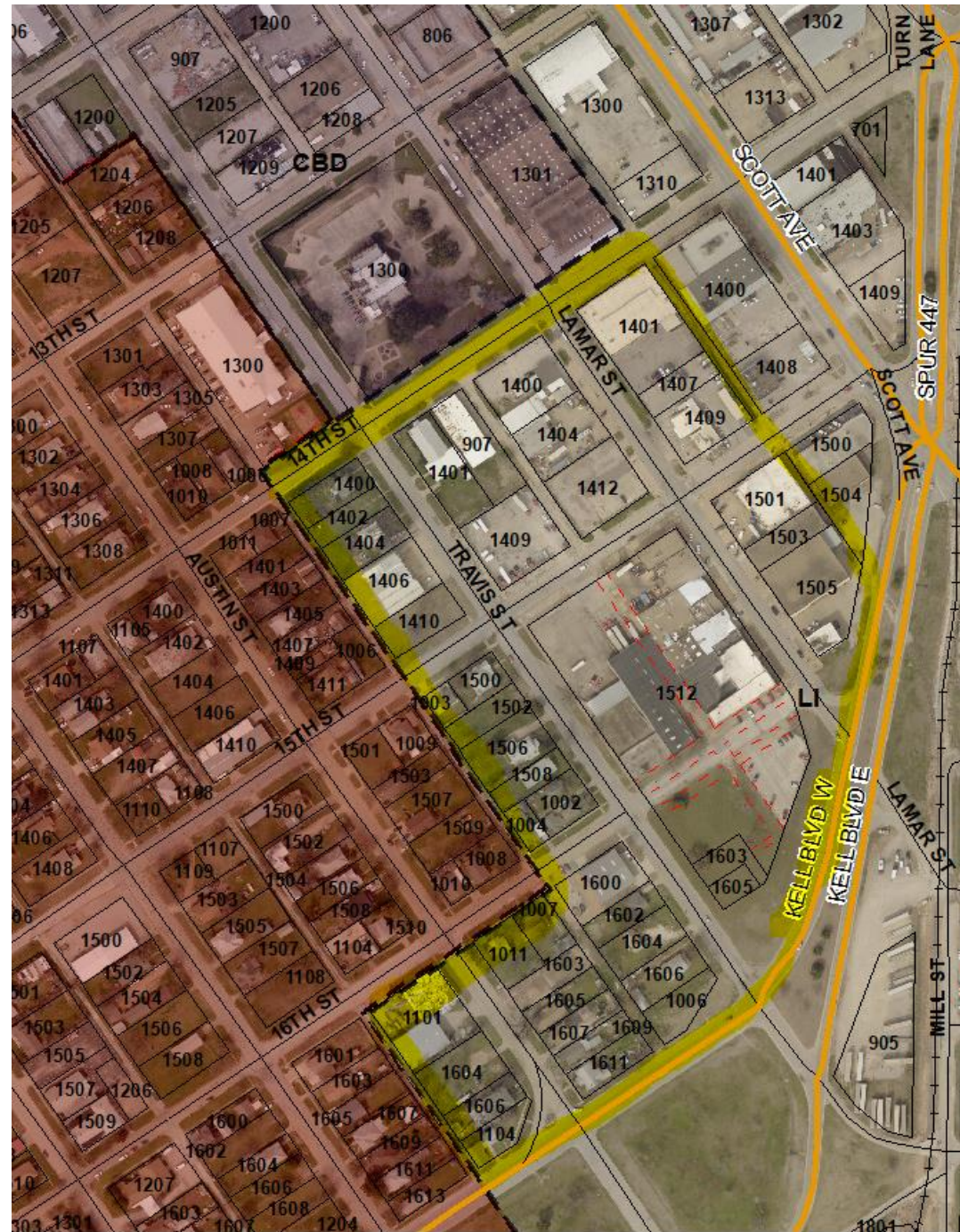
Distributors

Parking Lots

Garage/Auto Repair

General Contractor

Bars/Lounge/Club



Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

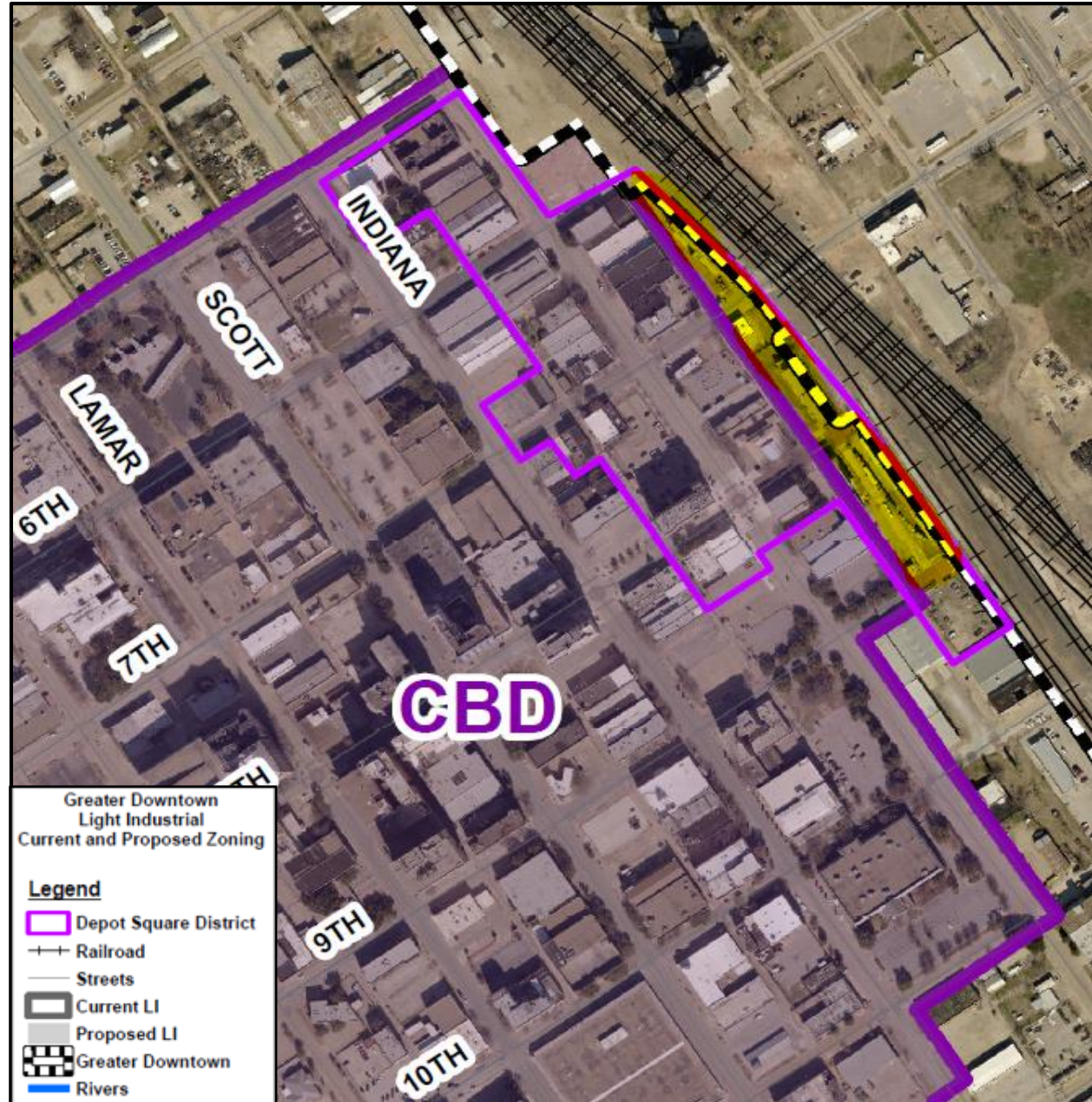
Area Change:

East section/Depot Square
Historic District

LaSalle Alley – Railroad
6th Street – 9th Street

Light Industrial to (LI) to
Central Business District (CBD)

6 parcels for consideration



Downtown District Use Table

- Listing of detailed land uses by zone & category based on:

1. Residential
2. Institutional-Governmental
3. Office
4. Services (Personal & Business)
5. Retail
6. Transportation & Auto Services
7. Amusement & Recreation
8. Commercial & Wholesale Trade
9. Light Assembly/Industrial
10. Mineral Extraction
11. Temporary Uses

- Uses either: **P** - permitted; **C** – conditional; or not allowed
- Encourage mixed-use developments

Light Assembly/Industrial

TYPES OF LAND USES		Greater Downtown Zoning Districts			
		CBD	GCD	RDD	LID
Light Assembly/Industrial	Includes the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as agricultural or extractive. Generally, excludes those manufacturing and industrial processes considered "heavy" especially the processing of raw materials or chemicals or with environmental and adjacency issues.				
Any Light Assembly, Manufacture or Industrial Process Not Listed and Not Prohibited by Law					C
Alcoholic Beverage Manufacture-Distillation of Liquors, Spirits, Etc. (Brewery)			C		P
Alcoholic Beverage Warehousing/Distribution					P
Awning Manufacture - Cloth, Metal and Wood					C
Bag Manufacturing					C
Bottling Works					P
Candy and Other Confectionary Products Manufacture			C		P
Canning and Preserving Factory					C
Canvas & Related Products Manufacture					C
Clothing/Apparel Manufacture					
Cold Storage Plants/Locker					P
Coffin Manufacture					C
Dairy Products Distribution/Processing			C		P
Distribution Center				C	P
Electronic Assembly					P
Elevator Manufacture					C
Enameling & Painting					C
Food Processing (Non-Meat)			C		P
Footwear Manufacture					C
Gases (Industrial/Medical-Grade/Specialty) Compressed/Liquid				C	P
Ice Cream/Ice Manufacture					P
Iron Works (Ornamental)					P
Laboratory Equipment Manufacturing					C

Input & Discussion

- **Downtown Use Table...Question & Answer Session**

- LI-D Proposed Uses:

- Commercial/Wholesale Trade
 - Light Assembly/Industrial
 - Auto/Transportation Services

- LI-D Limited Use Categories:

- **Institutional/Government:** *Conditional – Hospital; Shelter/Mission*
 - **Office:** *Conditional – Office Showroom*
 - **Services (Personal/Business):** *Conditional – Bail bonds; Payday/Cash Lenders; Exterminators (chemicals); Veterinarian clinic (indoor kennel)*
 - **Amusement/Recreation:** *Conditional – Commercial Recreation/Amusements; Private Stadium*
 - **Retail:** *Conditional – Building Material Sales/Lumber Yard; Food Truck (special event); Vaping Shop*
 - **Mineral Extraction/Temporary:** *Conditional – Storage cement/sand/gravel; Christmas tree lot*

- LI-D Not Permitted Uses:

- Residential

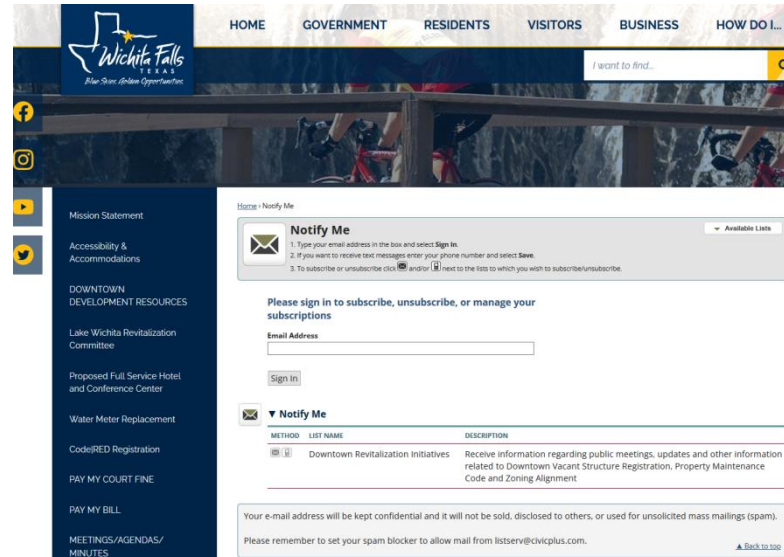
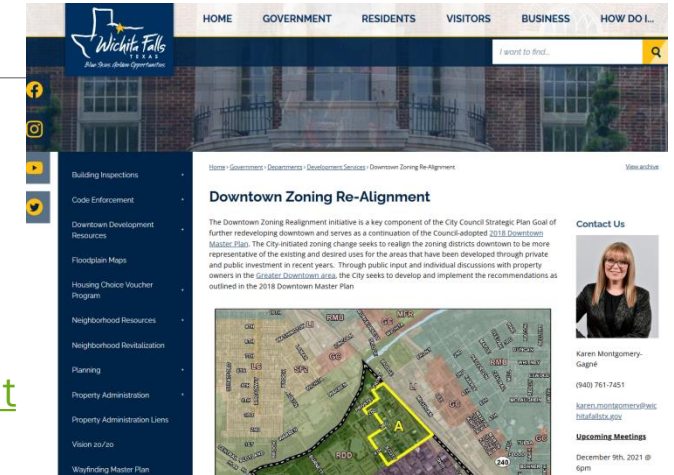
Want More Information...

- Want to stay informed moving forward...

- Provide Phone/Email for Future Contact;
- Visit the City's Weblink for Meeting Dates & Project Info:

<https://tx-wichitafalls3.civicplus.com/2257/Downtown-Zoning-Re-Alignment>

- Sign-up for *Notify Me*



Adjournment & Thank-you for Attending

